

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R29125 ✓

Property Information

property address: 1816 S TEXAS AVE

legal description: HILLCREST, BLOCK S, LOT 6,7

owner name/address: CAMERENA, JOSE

8904 MEMORIAL DR

HOUSTON, TX 77024-5811

full business name: Taqueria Arandas Mex. Food

land use category: Comm - Retail

type of business: Restaurant

current zoning: C3

occupancy status:

lot area (square feet): 13,797

frontage along Texas Avenue (feet): 100

lot depth (feet): 127

sq. footage of building: 2950

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): Shuco

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: electric

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces: 23

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: STD

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: good, but used

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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